

AGN. NO. _____

MOTION BY SUPERVISOR DON KNABE

August 25, 2009

On March 10, 2009, the Board approved a Construction Contract with Tobo Construction, Inc. (Tobo), for \$352,552, to complete exterior improvements at the 155-unit Carmelitos senior housing development, including repair of the exterior stairs. The approved Contract allows for a 20% contingency of \$70,510.

On July 8, 2009, Tobo removed the deck coating to resurface the stairs, and the wood stair structure was exposed and inspected. Tobo informed the Housing Authority that the stairs are severely deteriorated and pose a safety hazard for the residents. The Housing Authority's Risk Management Division concurred with Tobo that the current state of the stairs should be considered an emergency. On July 16, 2009, IDS Group, a contracted structural engineer, assessed the condition of the stairs and determined the stairs needed to be immediately replaced and that Tobo's estimated cost was fair and reasonable.

The estimated cost for the total replacement of the exterior stairs is \$69,080, which would expend the approved Contract contingency, leaving no additional

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contingency funds for the remaining work to be completed under the Contract. For this reason, an amendment is necessary to provide additional funds to address this urgent safety concern.

I, THEREFORE, RECOMMENDED THAT THE BOARD, ACTING AS THE COMMISSIONERS OF THE HOUSING AUTHORITY:

1. Approve and authorize the Executive Director of the Housing Authority to amend the existing Contract with Tobo Construction, Inc., to replace the exterior stairs at the Carmelitos senior housing development; and authorize the Executive Director to use for this purpose an additional \$69,080 in Capital Fund Program funds included in the Housing Authority's approved Fiscal Year 2009-2010 budget, for a total compensation amount of \$421,632.
2. Find that amending the Contract for exterior improvements at the Carmelitos senior housing development is exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301, because it does not have the potential for causing a significant effect on the environment.

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